

MINUTES

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday -- March 30, 1960 -- 8:00 A.M.

CONFERENCE ROOM - CITY HALL

The regular meeting of the Grand Junction Planning Commission was held in the Conference Room of the City Hall at 8:00 A.M., Wednesday, March 30, 1960, with the following members present:

Chairman Glen Hopper, Mr. Vick Colony, Mrs. Cleo Diemer, Mr. Alex Bauer, Mr. Elmer Nelson, Mr. Robert Van Deusen, Mr. Abbott Tessman.

Absent: ~~Mr. Elmer Nelson~~ *just by accident*

Also present: Councilman Ed Strnad, City Manager Joe Lacy, City Engineer Carl Alstatt, Mr. Pat Gormley of the Chamber of Commerce.

I. MINUTES

The following corrections were noted in the Minutes of February 24, 1960: Page 4, paragraph 4: "4th" Street should be "1st" Street; Page 5, paragraph 3: "Bauer" should be "Brach". In the Minutes of February 26, 1960, page 2, paragraph 3, Mr. McMahan and Mrs. Howell, instead of Mrs. McMahan and Mr. Howell, as written. Motion was made by Mr. Bauer that these Minutes, with above corrections, be approved; seconded by Mr. Colony, and carried.

II. VACATION OF N-S ALLEY AND DEDICATION OF E-W ALLEY, BLOCK 4, REGENT'S SUB. APPROVED

City Engineer Carl Alstatt reported that they had wanted to get this done when the area was subdivided. They now have enough area dedicated for an alley with a slight jog across 23rd Street. He explained that this would facilitate the collection of trash and garbage in the area.

Mr. Bauer made the motion that the Planning Commission approve the vacation of N-S alley and dedication of E-W alley, Block 4, Regent's Subdivision and make recommendation to the City Council that it be granted. Motion seconded by Mr. Colony, and carried.

III. ANNEXATION OF PARTS OF BLOCK 1 and 5, FAIRMOUNT SUBDIVISION HELD OVER UNTIL NEXT MEETING

City Engineer Alstatt reported that this petition had been held up until the next meeting at the request of the property owners.

IV. BY-LAWS NOT AMENDED AT THIS TIME (RE: SPECIAL MEETINGS)

Chairman Hopper read the proposed amendment to the By-Laws which suggested that special meetings might be called under certain specified conditions and the three day advance notice be waived, providing at least 24 hours verbal notice of the meeting is given to members. He then read Sections 2 and 3 of the By-Laws which state, in part, "a notice of the time and place of all regular and special meetings.....shall be mailed to all members and officials of the Commission at least three days prior to the meeting date". The Chairman asked for the Board members' comments.

Mrs. Diemer was of the opinion that the three day notice is a good thing, as she felt it would prevent hasty or pressured reconsiderations of decisions.

Mr. Bauer felt that it might be well to be able to hold a special meeting not later than the Monday prior to Council meetings in case additional information were received which might have a bearing on a decision already made. With this thought in mind, he made the following motion: That Item 3 of the Amendment:

Special meetings of the Commission may be called at the discretion of the Chairman, Secretary and Planning Director, and these special meetings may be devoted to:

3. such matters as the Commission has considered and acted upon at the preceding meeting, upon which significant new facts are apparent to the Chairman, Secretary and Planning Director, and which are to have final action thereon by the Grand Junction City Council before the next regularly scheduled meeting of the Planning Commission.

be incorporated in the Constitution and By-Laws of the Planning Commission, and that the last paragraph of the Amendment which reads "three day advance notice as required in paragraph (a.) of Section 3 hereof may be waived for matters conforming to provisions set out in 2. and 3. of the above paragraph, providing at least 24 hours verbal notice of the meeting is given to members" be changed to "48 hours verbal notice" instead of "24 hours verbal notice", as written.

This motion was seconded by Mr. Nelson.

In the discussion following, Mr. Lacy said that two things which have caused trouble to other Commissions seem to be causing trouble to this Commission, also. These are: (1) Lack of regular procedure for handling matters; and (2) Apparent lack of the mechanics of getting all of the information bearing upon a planning decision before it is made.

He said that when considering rezoning, it is necessary to have an up-to-date land use map in order to know how other near-by property is being used; also the percentage of the zoning and use of land throughout the City must be known. He stated that committees were apparently appointed because it was felt someone must go out and look over the problem, but that the same thing could be accomplished by looking at colored slides and then making a decision as a group.

Mr. Lacy also said that he felt the Planning Commission should have two regular meetings each month, either both in the evening, or one in the evening and one in the morning. All routine public matters, such as zoning, subdivisions and annexations, could be taken up at one meeting and the other one devoted entirely to the master planning. He said that a reorganization of the Planning Commission might be proposed in the new zoning ordinance, which should eliminate some of these problems.

Mr. Strnad said that he has been attending these Planning meetings for a year and he does not feel that they are doing justice to the people of Grand Junction in that no time has been devoted to planning; just rezoning, etc. are all that have been considered. He stated this was not the fault of the members, but rather because of the mechanics of the way the Commission is set up.

Mr. Colony favored the idea of having two meetings per month.

Chairman Hopper pointed out, in regard to over-all planning work, that the members of the Commission are all laymen at this type of work and they just try to process what comes to them. He stated that they need the leadership of the Planning Director and the City Manager and that they will give them full cooperation and work with them.

In regard to "pressure" being put upon members of the Planning Commission, Mr. Hopper said that this is a group that should not be subjected to pressure; their decisions should not be made because of pressure. He mentioned that the City Council is elected by the people and is the group that should be influenced by public opinion; although it takes a 6 to 1 vote for the Council to override the decisions of the Planning Commission.

In view of this discussion, Mr. Bauer withdrew his motion, and Mr. Nelson also withdrew his second.

V. PROGRESS REPORT ON ZONING ORDINANCE BY MR. LACY

Mr. Lacy showed a copy of a booklet entitled "Mr. Planning Commissioner" which he said would be very helpful to the members of the Board. These will be furnished to each member.

Regarding the new zoning ordinance, Mr. Lacy said that the 60-day time limit asked for will be up on May 1st. "At this time", he said, "we are well on schedule". Also, they hope to have for consideration at the same time, a proposed revision of the subdivision regulations which go hand-in-hand with zoning.

He further stated that the changes will not be radical innovations and that it should not be felt that the Grand Junction ordinances were being criticized; the same conditions exist all over the country.

He reported that about half of the actual wording is set down and agreed upon. He said they were attempting something a little different in the format: instead of listing zones, two sections are being

listed under the zoning classification -- (1) Use Groups (types of things that fit together) and (2) Zone Districts. He also explained a system whereby all nonconforming uses would be required to re-register with the County Clerk's office each year in order to continue as a nonconforming use. They will be notified if they fail to register; then if they do not register after a certain length of time, they become an unlawful use. In this way an attempt will be made to bring nonconforming uses into conforming uses.

He cautioned that everyone should keep in mind that all they are doing is drawing up something from which to start in order that we may have a workable and usable ordinance for the City.

Upon motion by Mr. Bauer, seconded by Mr. Tessman, the meeting was duly adjourned.